



March 24, 2023

To: Senate Committee on Housing and Development

**RE: Support for SB 847, specifically -4 and -12 Amendments**

Dear Chair Jama, Vice-Chair Anderson, and Members of the Committee:

My name is Sarah Radcliffe and I am writing on behalf of Habitat for Humanity Portland Region (HFHPR). In addition to our prior testimony in support of SB 847, we urge you specifically to support the -4 and -12 amendments.

The -4 Amendment allows builders to maximize livable space by eliminating redundant stairs, as long as fire safety standards are met. HFHPR builds primarily 3-5 bedroom homes to accommodate larger, blended, and/or multigenerational families. This size of home is particularly expensive in the private market and particularly rare among subsidized affordable housing units. Especially for in-fill projects that maximize land use near transportation and jobs, every square foot that can be used for housing is valuable.

The -12 Amendment would allow public utilities to sell surplus land below market value to support affordable housing development. As developable land becomes more scarce and more expensive, we need to be creative in how we make use of every underutilized parcel. Public utilities can contribute to solving our housing crisis.

HFHPR receives 800-1000 applications for every round of 20-40 homes available for sale. Our community's need and appetite for affordable homeownership vastly exceeds current supply. We need every tool at our disposal to bring homeownership within reach.

Thank you for your consideration and service,

A handwritten signature in black ink, appearing to read "Sarah Radcliffe". The signature is fluid and cursive, with a large initial "S" and "R".

Sarah Radcliffe  
Director of Government Relations  
Habitat for Humanity Portland Region